



28 Merrivale View Road

28 Merrivale View Road, Dousland, Dousland, Devon PL20 6NS



Yelverton 2 miles Tavistock 7.5 miles
Plymouth 10.5 miles

A deceptively spacious 2/3-bedroom property, set on a corner plot in a quiet village location.

- Extended 2/3-bedroom Home
- Bright and Spacious
- Well-maintained Throughout
- Landscaped Gardens
- Corner Plot
- Quiet Position
- Garage & Parking
- Moorland Views

Guide Price £320,000

SITUATION

The property lies in the village of Dousland with its popular public house, Post Office, Village Store, hairdresser and bus connection. The area is popular with walkers, cyclists, horse riders and outdoor enthusiasts alike due to its wealth of footpaths and bridleways, and virtually direct access onto the inspiring expanse of Dartmoor and Burrator Reservoir.

For all day-to-day amenities Yelverton is just 2 miles away, providing a mini-supermarket, local butchers, delicatessen, cafe, pharmacy, GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery. Plymouth City Centre is only 10.5 miles to the south, providing rail and motorway connections to the rest of the UK. The northern fringes of the city, including the supermarkets and shops at Woolwell, as well as Derriford Hospital, are within 5 miles. Tavistock, with its range of cultural and shopping facilities, is 8 miles away to the north west.

DESCRIPTION

This 2/3-bed semi-detached property offers bright and spacious accommodation on a delightful corner plot in this beautiful rural village. The current owners have made a number of improvements to the property to make it a very comfortable and attractive home. The accommodation includes a porch and entrance hall, sitting room, living/dining room, kitchen and utility room, 2-3 bedrooms and bathroom whilst outside is a pretty landscaped garden housing a useful shed, and off-road parking in the property's garage.

ACCOMMODATION

The accommodation is clearly shown on our accompanying floorplan and is accessed along a brick paved pathway to the entrance porch. On entering the property the hallway provides access to all downstairs rooms and stairs to the first floor along with a useful under-stairs cupboard. The sitting room has a picture window to the front and a cosy open fireplace with tiled surround. The beautiful open-plan living/dining room has sliding patio doors leading to a decking area and opens into the L-shape dual aspect kitchen. The kitchen is

equipped with a Smeg 5-ring induction hob with extractor hood, a double oven and space for a dishwasher whilst the utility room has further units and space for laundry appliances. A new Worcester boiler is housed in the rear hall which also gives access to the ground floor cloakroom and the rear garden. The first floor provides 2 bedrooms, one of which has the benefit of fitted wardrobes and a walk-in dressing room while the second bedroom enjoys stunning views over Yennadon Down. The bright, fully tiled bathroom has a corner bath and Mira sport shower, hand basin and WC. The landing area gives access via ladder to the boarded loft space.

OUTSIDE

To the front of the property is a brick paved pathway bordered by established shrubs creating a very attractive approach to the house. The brick pathway continues to the side of the property and leads into the pretty rear garden and decking area. The garden is mainly laid to lawn and edged by flower beds, shrubs and trees giving the rear garden a private and secluded feel. The garden also contains a useful garden shed and a garage to the rear with electric lights and power sockets. There is driveway parking with dropped kerb to facilitate further off-road parking if desired.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Please note the agents have neither inspected nor tested these services.

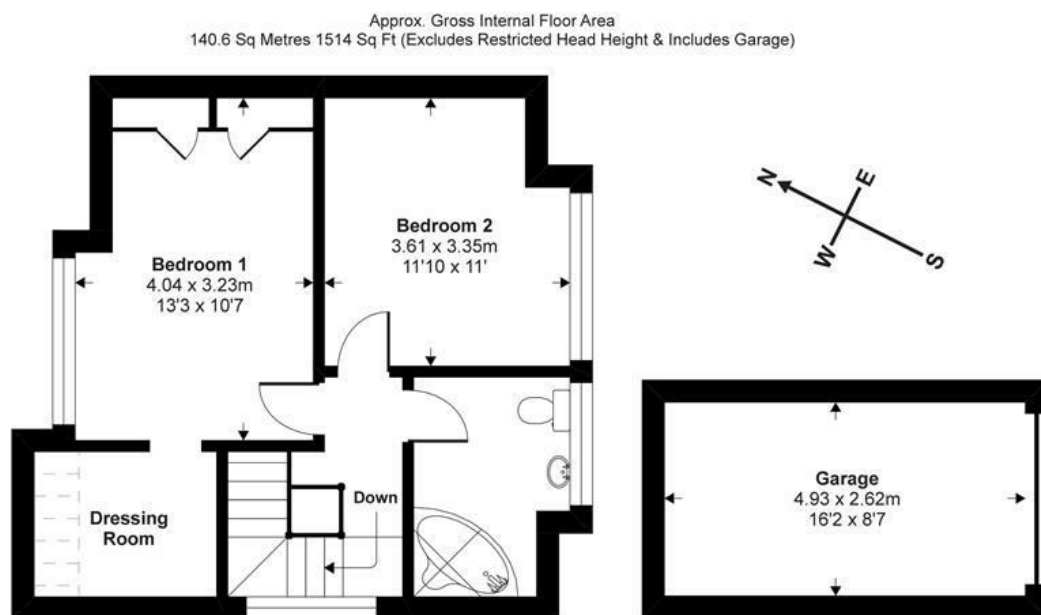
VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

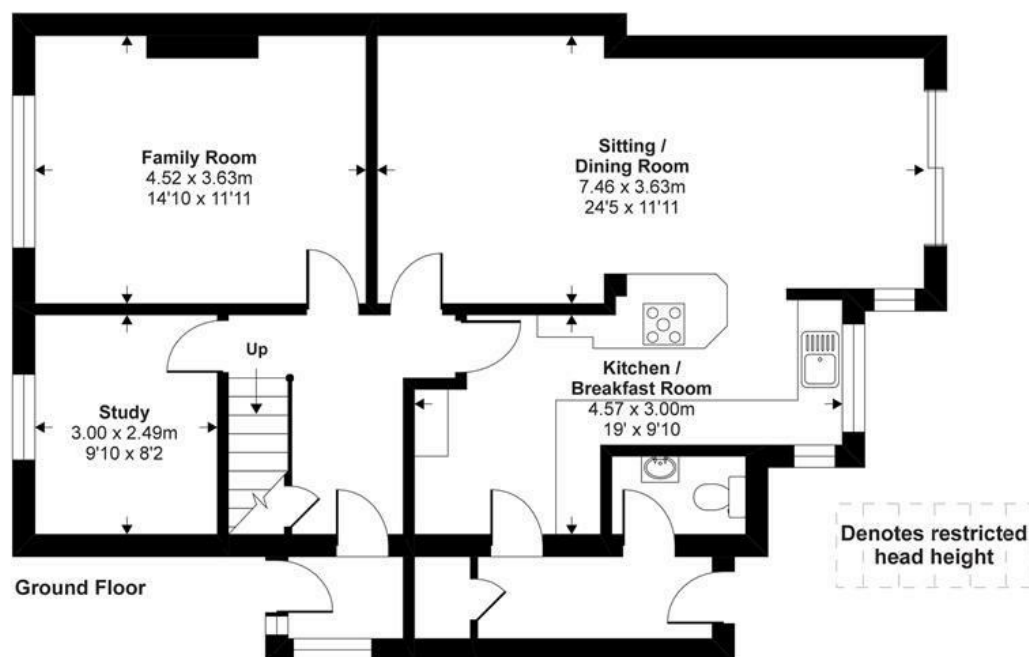
DIRECTIONS

From Tavistock take the A386 to Yelverton. At the roundabout take the first exit and continue along this road, signed for Dousland. At Dousland turn left at the Burrator Inn. Proceed along Sharpitor Row, taking the first left into Merrivale View Road. The property can be found on the left hand side, identified by our For Sale board.





First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

2 Market Street, Tavistock, Devon, PL19 0DA



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	45
(21-48) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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